

C7a-07-012

Area to be Annexed

Approximately 985 acres of  
land out of the Jose Antonio  
Navarro Grant, Abstract 18 and  
the Santiago Del Valle Grant,  
Abstract 24 in Travis County,  
Texas.

(Unplatted land)

(Portion of Onion Creek)

(Portion of Fallwell Lane)

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TEN TRACTS OF  
LAND, THE TRACT HEREINAFTER DESCRIBED AS  
TRACT ONE CONTAINING APPROXIMATELY  
417.93 ACRES OF LAND OUT OF THE JOSE  
ANTONIO NAVARRO GRANT, ABSTRACT 18 IN  
TRAVIS COUNTY, TEXAS, THE TRACT OF LAND  
HEREINAFTER DESCRIBED AS TRACT TWO  
CONTAINING APPROXIMATELY 240.00 ACRES OF  
LAND OUT OF THE SANTIAGO DEL VALLE  
GRANT, ABSTRACT 24 IN TRAVIS COUNTY,  
TEXAS, THE TRACT OF LAND HEREINAFTER  
DESCRIBED AS TRACT THREE CONTAINING  
APPROXIMATELY 180.00 ACRES OF LAND OUT  
OF THE JOSE ANTONIO NAVARRO GRANT,  
ABSTRACT 18 AND THE SANTIAGO DEL VALLE  
GRANT, ABSTRACT 24 IN TRAVIS COUNTY,  
TEXAS, THE TRACT OF LAND HEREINAFTER  
DESCRIBED AS TRACT FOUR CONTAINING  
APPROXIMATELY 109.2 ACRES OF LAND OUT OF  
THE SANTIAGO DEL VALLE GRANT, ABSTRACT  
24 IN TRAVIS COUNTY, TEXAS, THE TRACT OF  
LAND HEREINAFTER DESCRIBED AS TRACT FIVE  
CONTAINING APPROXIMATELY 12.148 ACRES OF  
LAND OUT OF THE SANTIAGO DEL VALLE  
GRANT, ABSTRACT 24 IN TRAVIS COUNTY,  
TEXAS, THE TRACT OF LAND HEREINAFTER  
DESCRIBED AS TRACT SIX CONTAINING  
APPROXIMATELY 10.084 ACRES OF LAND OUT  
OF THE SANTIAGO DEL VALLE GRANT,  
ABSTRACT 24 IN TRAVIS COUNTY, TEXAS, THE  
TRACT OF LAND HEREINAFTER DESCRIBED AS  
TRACT SEVEN CONTAINING APPROXIMATELY  
3.14 ACRES OF LAND OUT OF THE JOSE

ANTONIO NAVARRO GRANT, ABSTRACT 18 IN TRAVIS COUNTY, TEXAS, THE TRACT OF LAND HEREINAFTER DESCRIBED AS TRACT EIGHT CONTAINING APPROXIMATELY 1.5612 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS; THE TRACT OF LAND HEREINAFTER DESCRIBED AS TRACT NINE CONTAINING APPROXIMATELY 10 ACRE OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT 18 AND THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS, AND THE TRACT OF LAND HEREINAFTER DESCRIBED AS TRACT TEN CONTAINING APPROXIMATELY 1 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS; SAID APPROXIMATELY 985 ACRES BEING MADE UP OF TEN TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1**

Being approximately 417.93 acres of land out of the Jose Antonio Navarro Grant, Abstract 18 in Travis County, Texas, being all of that certain called 417.93 acre tract of land conveyed to MAK Marshall Ranch, LP in Document No. 2005006637 of the Official Public Records of Travis County, Texas.

**TRACT 2**

Being approximately 240.00 acres of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain tract of land formerly known as River Valley Estates, a subdivision of record in Plat Book 79, Page's 104-106 of the Plat Records of Travis County, Texas; Which all of the lots in said subdivision were conveyed to the City of Austin by numerous deeds, and said subdivision was subsequently vacated by instrument recorded in Document No. 2000106521 of the Official Public Records of Travis County, Texas.

**TRACT 3**

Being approximately 180.00 acres of land out of the Jose Antonio Navarro Grant, Abstract 18 and the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain called 165.90 acre tract of land and that certain called 14.10 acre tract of land conveyed to the City

of Austin in Volume 8957, Page 47 of the Real Property Records of Travis County, Texas.

**TRACT 4**

Being approximately 109.200 acres of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain called 109.2 acre tract of land conveyed to the City of Austin in Volume 7644, Page 652 of the Deed Records of Travis County, Texas.

**TRACT 5**

Being approximately 12.148 acres of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain called 12.148 acre tract of land conveyed to the City of Austin in Document No. 2001091883 of the Official Public Records of Travis County, Texas.

**TRACT 6**

Being approximately 10.084 acres of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain called 10.084 acre tract of land conveyed to the City of Austin in Volume 9786, Page 437 of the Real Property Records of Travis County, Texas.

**TRACT 7**

Being approximately 3.14 acres of land out of the Jose Antonio Navarro Grant, Abstract 18 in Travis County, Texas, being all of that certain called 3.14 acre tract of land conveyed to the City of Austin in Volume 13277, Page 278 of the Real Property Records of Travis County, Texas.

**TRACT 8**

Being approximately 1.5612 acres of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being all of that certain called 1.5612 acre tract of land conveyed to the City of Austin in Volume 12791, Page 822 of the Real Property Records of Travis County, Texas.

**TRACT 9**

Being approximately 10 acres of land out of the Jose Antonio Navarro Grant, Abstract 18 and the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being that portion of Onion Creek bounded on the north by the southwesterly line of that certain called 109.2 acre tract of land described as "TRACT 4" above and a portion of the southerly line of River Valley Estates described as "TRACT 2" above, bounded on the south by the northwesterly line of that certain called 417.93 acre tract of land described as "TRACT 1" above, the northwesterly line of that certain

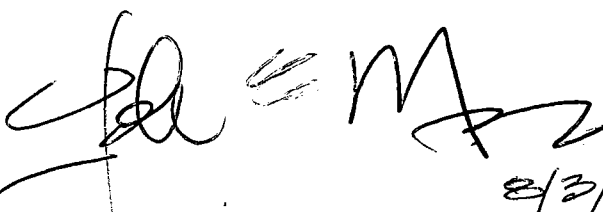
called 3.14 acre tract of land described as "TRACT 7" above, and portions of that certain called 91.49 acre tract of land and that certain called 207.65 acre tract of land conveyed to Travis County in Volume 13165, Page 954 and Volume 13126, Page 2385 of the Real Property Records of Travis County, Texas respectively, bounded on the east by the southeasterly prolongation of the northeast line of that certain called 109.2 acre tract of land described as "TRACT 4" above, and bounded on the west by the easterly terminus of that certain called 14.10 acre tract of land referenced as part of "TRACT 3" above.

#### **TRACT 10**

Being approximately 1 acre of land out of the Santiago Del Valle Grant, Abstract 24 in Travis County, Texas, being that portion of Fallwell Lane bounded on the north by the southerly line of that certain called 12.148 acre tract described as "TRACT 5" above, bounded on the east by the southeasterly prolongation of the northeast line of the said 12.148 acre tract described as "TRACT 5" above, bounded on the south by the northerly line of River Valley Estates described as "TRACT 2" above and a portion of the northerly line of that certain called 109.2 acre tract of land described as "TRACT 4" above, and bounded on the west by the northeasterly line of that certain called 1.5612 acre tract of land described as "TRACT 8" above.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: John E. Moore  
08-3-2007

  
8/3/2007  
APPROVED: John E. Moore, RPLS NO. 4520  
Engineering Services Division  
Department of Public Works  
City of Austin

#### **REFERENCES**

TCAD Maps 03-1541 & 03-1550, 03-2341 & 03-2350  
Austin Grid Q-16, Q-17, R-15, R-16 & R-17